

MT-61983 KR

Vol M03 Page 52110



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
EDWARD ERIC MAJORS

State of Oregon, County of Klamath
Recorded 07/23/2003 3:55 p.m.
Vol M03 Pg 52110
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

Until a change is requested all
tax statements shall be sent to
The following address:

EDWARD ERIC MAJORS

8881 Aurora Ct.
Klamath Falls, OR 97603

Escrow No. MT61983-KR

WARRANTY DEED

BARBARA M. STONE, TRUSTEE OF THE STONE FAMILY TRUST U.A.D. FEBRUARY 6, 1990, Grantor(s) hereby grant, bargain, sell, warrant and convey to EDWARD ERIC MAJORS and KRISALOU MAJORS, as tenants by the entirety, Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

LEGAL DESCRIPTION

That portion of the SW1/4 of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning 912.5 feet due North of the Southwest corner of Section 7 in Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; thence East 946.1 feet to the West bank of the Enterprise Irrigation Ditch; thence North 26° 30' East 180 feet; thence North 38° 15' West 75.9 feet along said ditch bank; thence West 977.8 feet to the West line of said Section 7 and also the center of the Dalles - California Highway; thence South 220.6 feet to the place of beginning.

EXCEPTING THEREFROM that portion thereof lying within the boundaries of State Highway No. 39.

Account No.: 3910-007CC-00300-000

Key No.: 591167

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record if any, as of the date of this deed and those shown below, if any:

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration for this conveyance is \$92,000.00.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 23rd day of July, 2003

THE STONE FAMILY TRUST U.A.D. FEBRUARY 6, 1990
BY: Barbara M. Stone, Trustee
BARBARA M. STONE, TRUSTEE



State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 23, 2003 by BARBARA M. STONE, TRUSTEE OF THE STONE FAMILY TRUST U.A.D. FEBRUARY 6, 1990.

Kristi L. Redd
(Notary Public for Oregon)
My commission expires 11/16/2003